

CITY OF RENO

Planning Commission

December 2, 2010

Staff Report

Agenda #

V1-2

Ward #

4

CASE No.: LDC11-00019 (Amber Meadows)

APPLICANT: SJ & R Amber Properties, LLC

APN NUMBER: 570-200-01

REQUEST: This is a request for a Master Plan Amendment from Special Planning Area/North Virginia Street Transit Oriented Development Plan to Mixed Residential (3 to 21 dwelling units per acre).

LOCATION: The ±64.06 acre site is located ±1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive in the MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay Zoning District).

PROPOSED MOTION: Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution and recommend City Council do the same, subject to conformance review by the Regional Planning Agency

BACKGROUND:

The applicant is requesting to change the Master Plan designation on the subject site in order to re-entitle a previously approved, but expired single family detached subdivision map. The Amber Meadows tentative map and special use permit were originally approved on January 18, 2006 for a 339 single family lot subdivision with fills of 10 feet or greater (see Exhibit F). A final map for Amber Meadows Phase I was recorded on January 2008 and included 114 lots. No final map was recorded after 2008, and pursuant to the Nevada Revised Statutes (NRS) 278.360, the remaining 225 lots in Phase II expired in 2009 (see Exhibit A).

When the project was originally approved in 2006, the Master Plan designation for the property was Special Planning Area (SPA) because it was located in the Reno-Stead Corridor Joint Plan (RSCJP). The City of Reno zoning designation for the property while in the RSCJP was SF6 (Single Family – 6,000 square foot lots), and it is this designation that the Amber Meadows subdivision was designed and approved under. Since that time, the property was taken out of the RSCJP, but it retained the SPA

designation because it was put in the NV/TOD Plan (North Virginia Street Transit Oriented Corridor Plan), a component of the Master Plan. The new corresponding zoning designation of MU/NVTC (Mixed Use/North Virginia Street Transit Corridor Overlay) was subsequently assigned. Both the NV/TOD Plan and the MU/NVTC zone require a minimum of 14 dwelling units per acre. The SPA conforming zoning designations are PUD (Planned Unit Development); OS (Open Space); and MU (Mixed Use). Therefore, in order to re-entitle Phase II of the Amber Meadows subdivision in the manner previously approved, a Master Plan amendment from SPA to MR (Mixed Residential – 3 to 21 units per acre) is required (see Exhibit B), and subsequent to that, a zoning map amendment from MU/NVTC to SF6.

The applicant's consultant conferred with staff from the Washoe County Community Development Department and the Truckee Meadows Regional Planning Agency (TMRPA) for input on the request, particularly because it was recently removed from the RSCJP. County staff provided the applicant with written documentation that they have no concerns about the request in an email dated August 12, 2010 (see Exhibit D). The TMRPA staff informed the applicant to apply to amend the boundaries of the NV/TOD Plan concurrent with the Master Plan amendment. The City of Reno procedures now include a boundary amendment to the TOD's and Regional Centers as part of the Master Plan amendment process and therefore separate action to approve the boundary change is no longer needed by the Planning Commission and City Council.

Finally, this is a Master Plan amendment request, and as such, it stands independent of any future requests. The proposed MR designation allows 3 to 21 dwelling units per acre and various commercial and office uses via 13 conforming zoning districts making the type of future development of the property ultimately indeterminate. While reference is made to the expired Amber Meadows Phase II development, it is only for clarity and to provide a framework of the evolution of the land use decisions and existing improvements that have been installed related to the property. Any and all future development is predicated on and subsequent to this Master Plan amendment and future zoning map amendment (City Council Consideration b – amendments must be found in conformance to the Truckee Meadows Regional Plan).

ANALYSIS:

Land Use Compatibility: The property is surrounded by the US 395 freeway to the north; and has a mix of predominately single family homes, with some commercial, office and industrial uses zoned MU/NVTC to the south, east and west. Additionally, properties to the south and east, and portions of the property to the west, are in the City's sphere of influence and have not yet been annexed.

The request to re-designate the property to MR will provide an opportunity for less density than the currently required 14 unit minimum and therefore a more compatible development pattern with the existing surrounding uses. These uses include the subdivisions to the east and south, the adjacent Martin Luther King Park to the

northeast, and the Amber Meadows Phase I development to the west. The City of Reno Land Development Code requires that no development be approved on property where the zoning is not in conformance with the Master Plan designation (i.e. MU/NVTC does not conform to the MR designation), and therefore the land owner must request to change the zoning prior to any permits being issued. If the developer receives approval of this amendment, the following residential zones/densities would be available to request by the land owner via a zoning map amendment: SF15 (Single Family – 15,000 square foot lots); SF9 (Single Family – 9,000 square foot lots); SF6 (Single Family – 6,000 square foot lots); SF4 (Single Family – 4,000 square foot lots); MF14 (Multi Family – 14 dwelling units per acre); and MF21 (Multi Family – 21 dwelling units per acre). While not every designation listed above is suitable for the site, the allowed range of densities of 3 to 21 dwelling units complies with the Population Plan, a component of the Master Plan. The City of Reno's forecasted population growth is from $\pm 236,100$ people in 2010 to $\pm 339,500$ people in 2030, and so residential development of this property meets City Council Consideration (a)(2) that the Master Plan amendment conform to the City's adopted Population Plan by ensuring an adequate supply of housing for the future.

Urban/Environmental Design: The application states that it is the applicant's intent to re-entitle the 225 single family lots of the Amber Meadows subdivision. However, as a result of the adoption of the NV/TOD Plan and the MU/NVTC zoning, the originally entitled map is no longer in conformance with the Master Plan land use designation or the zoning designation. In an effort to maintain the overall design of the originally approved development, the Master Plan designation of MR and the zoning designation of SF6 would need to be established for the property. This would provide a cohesive development pattern when considering that the site is adjacent to existing low to medium density sized lots. In doing so, the boundaries of the NV/TOD Plan would be amended to exclude the Phase II property (Exhibit C). Additionally, a tentative map and special use permit would need to be resubmitted and reviewed and approved by the Planning Commission. Phase I has already been recorded and work has commenced and therefore it does not need to be removed from the NV/TOD Plan or re-zoned from MU/NVTC to SF6. Re-designating the site from SPA to MR meets Planning Commission Consideration "a" requiring that the proposed Master Plan amendment bear relation to the planning and physical development of the City.

Master Plan Amendment: The prior MDS (Medium Density Suburban – 3 units per acre) designation in the County that the properties to the east and south developed under required a 12,000 square foot minimum lot size, and the existing development pattern is reflective of this as can be seen in the Grandview Terrace and Horizon Hills subdivisions respectively. The Amber Meadows subdivision was designed with a density of 3.5 units per acre and with an average lot size of $\pm 8,908$ square feet. In order to achieve the minimum 14 dwelling units per acre required in the NV/TOD Plan and the MU/NVTC zone, lot sizes would need to be approximately $\pm 3,000$ square feet or less in order to develop a single family detached product. The infrastructure approved for the Amber Meadows subdivision was adequately sized for Phases I and II. This

infrastructure (sewer, water, power, communications, etc.), including improvements to two road intersections was not sized to meet the required 14 units per acre density, including the internal road system. If approved, the MR designation would allow the applicant to move forward with an application for a zoning map amendment for the SF6 district. This meets Planning Commission Consideration “b” which requires that the request be suitable in such a manner that the City Council may consider it as a basis for the physical development of the City.

City Council Master Plan Consideration (a)(1) requires that the Master Plan amendment serve as a pattern and guide for orderly physical growth which will cause the least amount of natural resource impairment. The request meets this consideration. There are adequate plans for transportation, recreation, schools, police and fire services, utilities and other facilities to accommodate the density that the MR designation allows. North Virginia Street is classified as a minor arterial and a boulevard where abutting a TOD or Regional Center, as is the case for this property. The pavement condition for North Virginia Street is classified as excellent by Public Works and provides direct access to the primary entrance of the site via Prairie Ridge Drive. Recreation for potential future residents is provided by the abutting Martin Luther King Park to the east, and the North Valley’s Sports Complex north of US 395. Schools serving the site include Lemmon Valley Elementary School; O’Brian Middle School; and North Valleys High School. Police service is provided by the North Community Service Center, and emergency response times vary depending on where the closet patrol vehicle is. This site is also ± 1.50 street miles from an Existing Storefront Operation on Stead Boulevard. Fire service is provided by Fire Station 13 which has an approximate four minute response time to the site. All utilities, including dry utilities are present or are stubbed to the site.

Public Improvements: The infrastructure for Amber Meadows Phase I was designed to accommodate the density approved in 2006 which was for a maximum of 339 single family units, and not the high density (14 dwelling units per acre or more), mixed use (commercial and residential) requirements of the MU/NVTC. Comments from the Engineering Division indicate that the Master Plan amendment will have no adverse impact to the existing City infrastructure if the originally approved Amber Meadows subdivision is constructed; any additional density or intensity beyond that would cause the need for amended studies for water, sewer, road improvements, etc.

The majority of the infrastructure has been constructed and includes an eight inch water main, an eight inch sanitary sewer main, a 12 to 48 inch storm drain and all dry utilities (gas, electric, telephone, etc.). A sanitary sewer lift station has been partially constructed (i.e. no pumps and no generators). All public improvements that have been installed have the capacity to service the density originally proposed in the Amber Meadows subdivision. The developer will be responsible to install or extend all remaining necessary improvements. This is required whether for Amber Meadows Phase II, or other future development of any greater density and intensity, and therefore

the potential construction of Phase II will not require the expenditure of funds by the City of Reno (City Council Master Plan Consideration (a)(3).

Circulation: A traffic study was submitted with the original Amber Meadows project with recommendations that would mitigate traffic impacts at full build out (339 units). The mitigations include improvements to the North Virginia/Lemmon-Heindel Road and Seneca Drive/North Virginia Street intersections to maintain a level of C or better. The recommended mitigations would change for the more intense uses permitted/required in the NV/TOD Plan and the MU/NVTC zone.

Land Use Designation: The current designation is SPA with a sub designation of NV/TOD. The purposes of these designations are to promote individual land uses or land uses in combination which are compatible and complementary within the projects boundaries. Additionally, the NV/TOD promotes mixed use development that includes public uses, open spaces, more intense development such as for commercial and office uses, as well as residential development greater than 21 units to the acre when located in or adjacent to employment centers, the downtown, shopping centers with a grocery store, and transit line with a minimum service of 30 minutes. At this time, the subject property does not meet the purpose of the current land use and sub land use designations, particularly since the surrounding properties and their uses are a combination of low and medium density residential lots.

The proposed designation is MR. The purpose of this designation is to allow for 3 to 21 dwelling units per acre as well as some commercial uses. This designation allows the predominate range of densities in the City and is suitable where all urban services and utilities are available. In areas that are single family in character, developments with less than 14 dwelling units should appear similar to surrounding single-family and two-family structures. The subject property meets the purpose of this land use designation, particularly since the surrounding properties and their uses are a combination of low and medium density residential lots.

Other Reviewing Bodies:

Regional Transportation Commission (RTC): RTC is requesting that all necessary improvements be installed to a Level of Service C. Additionally, detailed intersection drawings are being requested for the intersection of Seneca and North Virginia Street. Finally, RTC asks that the developer contact them to discuss pedestrian access from existing bus stops and potential transit improvements. The information being requested by RTC will be provided if the Master Plan amendment and future zoning map amendment are approved by the Planning Commission and the City Council. The applicant's desired development plan is predicated on and subsequent to these actions.

Neighborhood Advisory Board: The November 15, 2010 North Valleys Neighborhood Advisory Board meeting was cancelled. On November 16, 2010, a neighborhood meeting was held by the applicant's consultant as required by NRS for Master Plan

amendments. A copy of the neighborhood meeting invitation dated November 1, 2010 and sign in sheet dated November 16, 2010 are provided in Exhibit E.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	U.S. 395 and vacant property north of U.S. 395	Special Planning Area	SF6 and AC
SOUTH	North Virginia Street and vacant property	Special Planning Area	MU/NVTC
EAST	Residentially Developed Property	Special Planning Area	MU/NVTC
WEST	Phase 1 of the Amber Meadows Subdivision	Special Planning Area	MU/NVTC

LEGAL REQUIREMENTS:

RMC 18.05 Master Plan Amendments

MASTER PLAN CONSIDERATIONS:

For the Planning Commission:

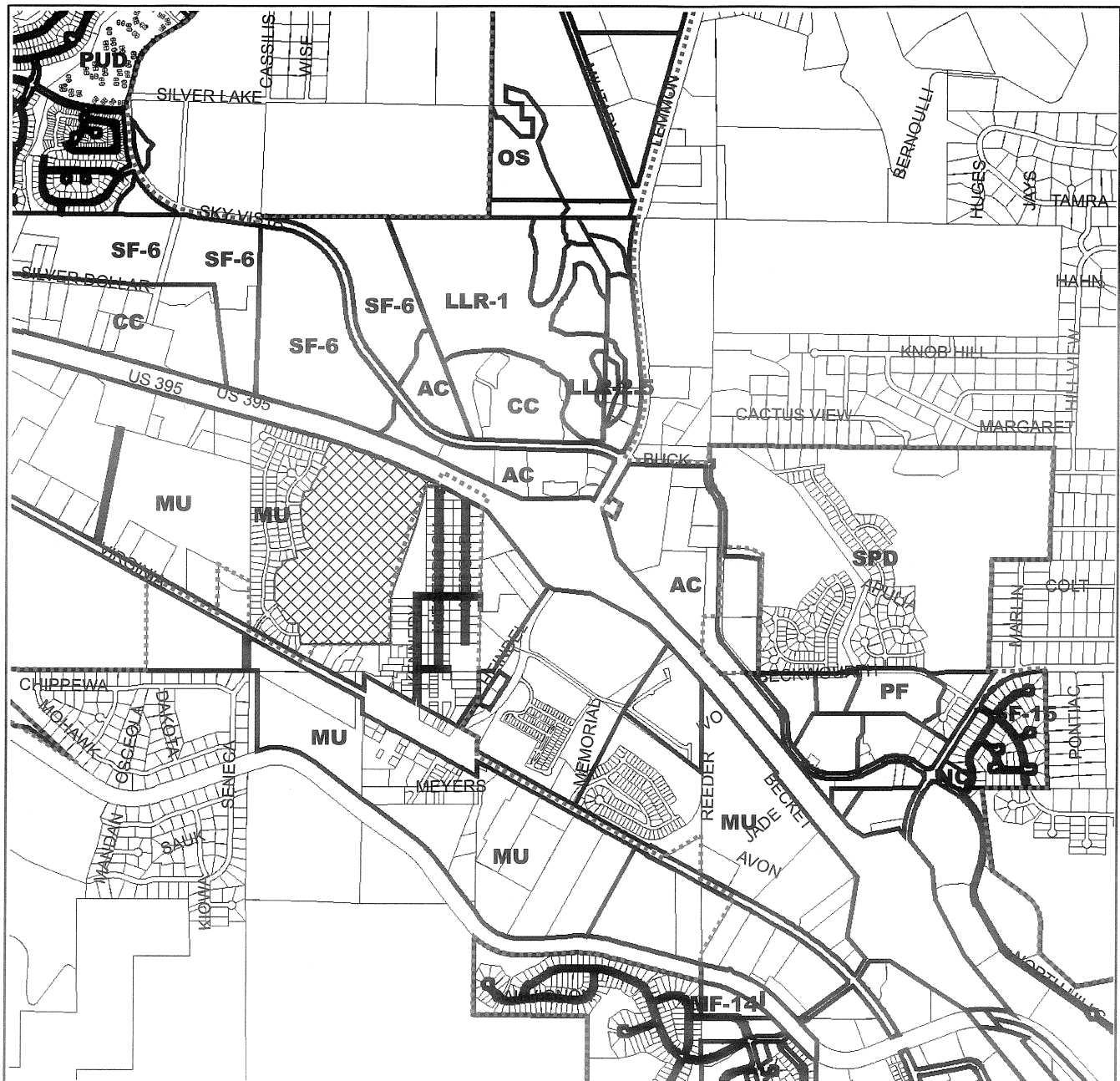
- (a) Bears relation to the planning and physical development of the City; and
- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

For the City Council:

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
 - 1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
 - 2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
 - 3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.

- (b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.

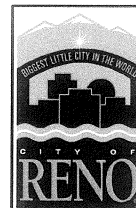
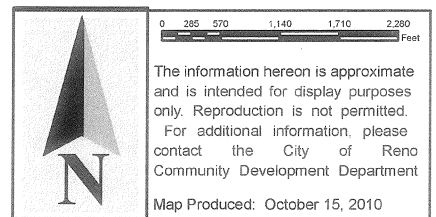
Staff: Cheryl Ryan, AICP, Senior Planner



LDC11-00019 Amber Meadows

 Subject Site

 City Limits



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

KIS: G:\PLANNING\Planning Case Maps\11\LDC11-00019



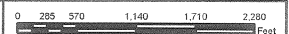
LDC11-00019
Amber Meadows



Subject Site



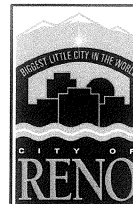
City Limits



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For additional information, please contact the City of Reno Community Development Department

Map Produced: October 15, 2010

Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

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Amber Meadows Master Plan Amendment

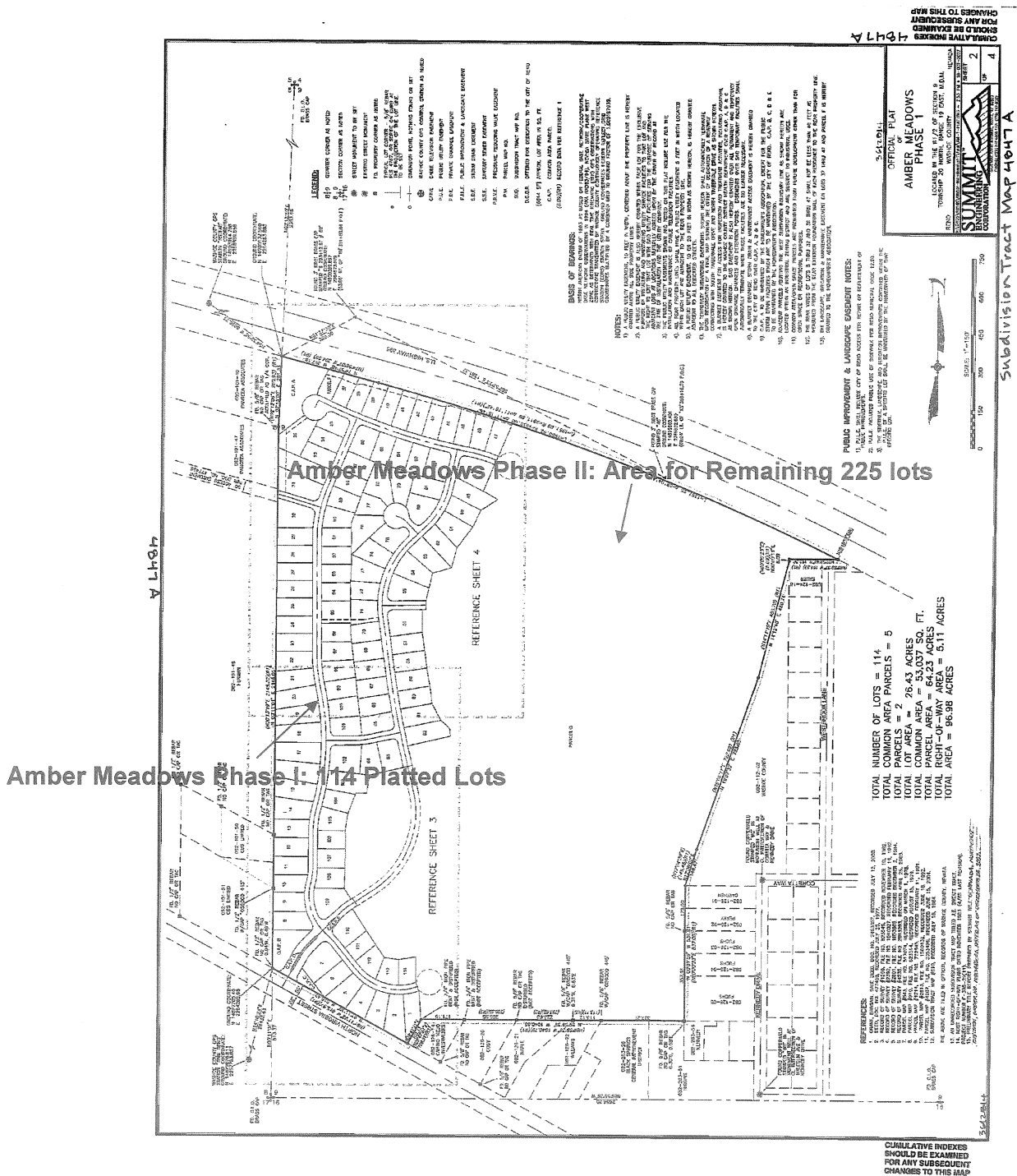
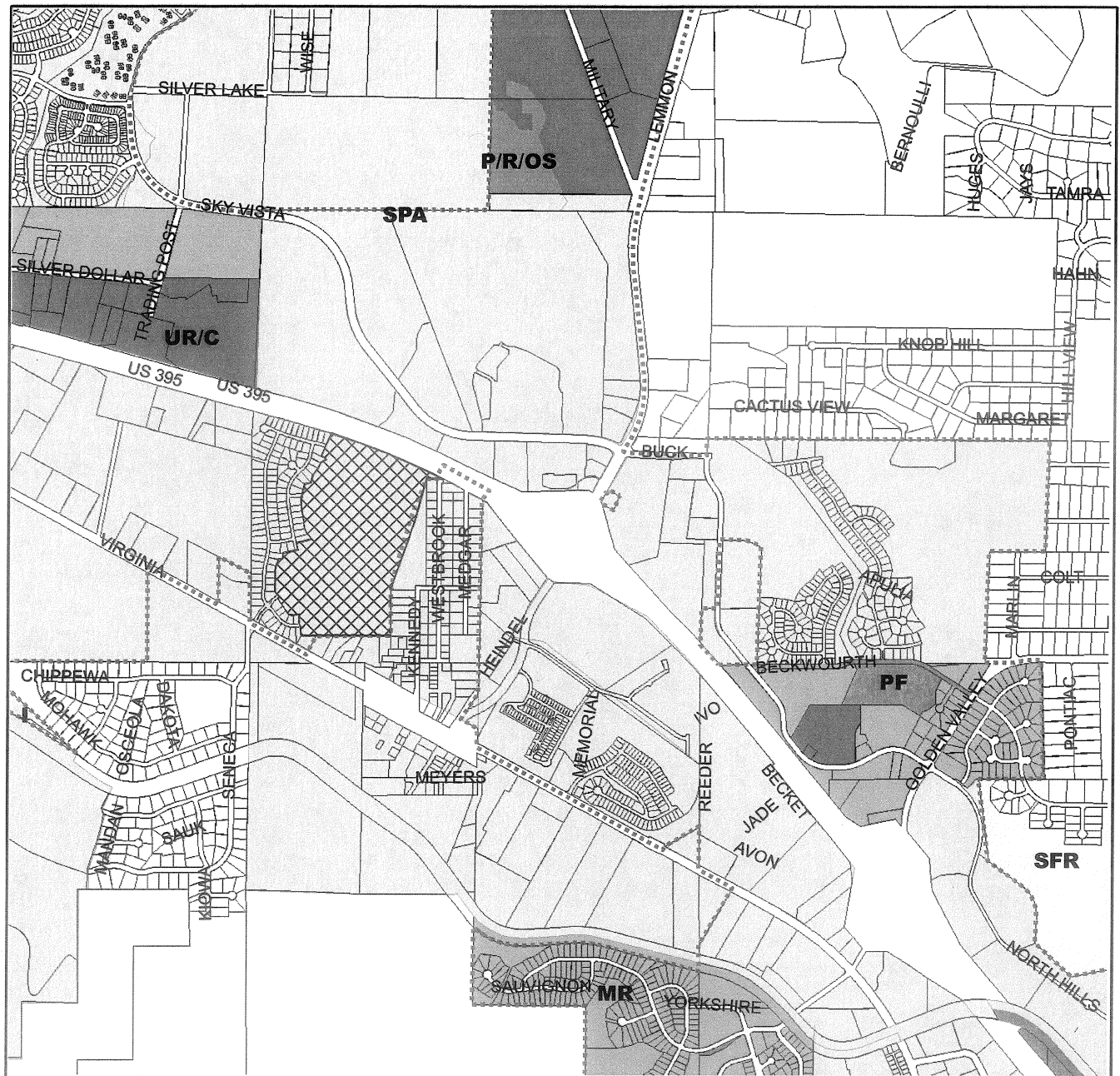


Figure 2: Amber Meadows Phase I: Final Map 4847





LDC11-00019

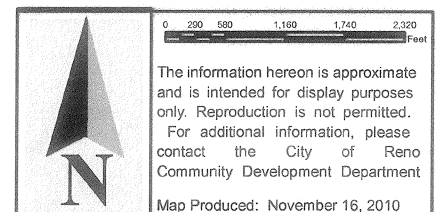
Amber Meadows

Master Plan Amendment - Proposed

 Subject Site  City Limits

From:  64.06 Acres of SPA
(North Virginia Street TOD Corridor Plan)

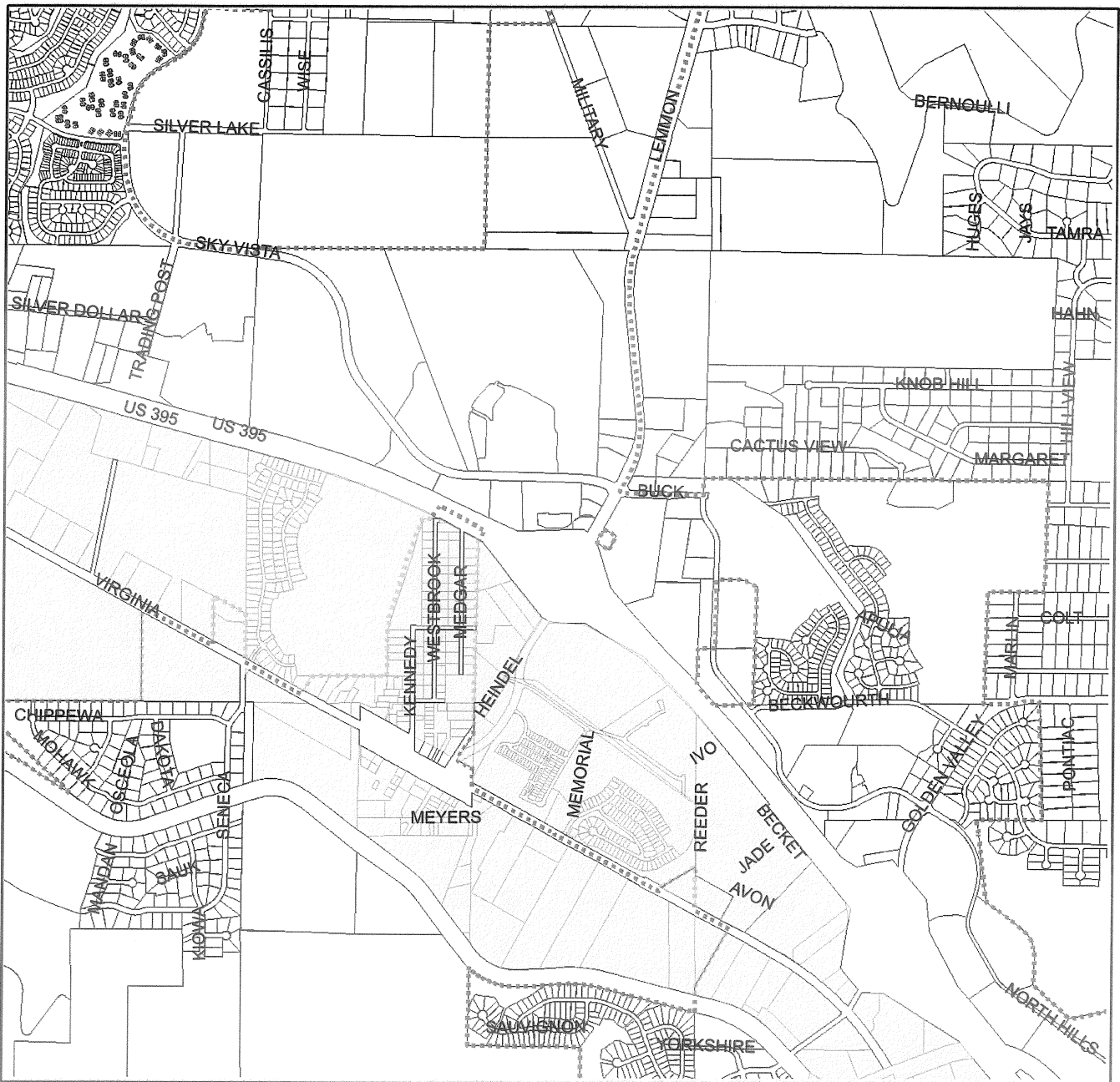
To:  64.06 Acres of Mixed Residential
(3-21 du/acre and some commercial uses)





 Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

EXHIBIT B
LDC11-00019
(Amber Meadows)



LDC11-00019
Amber Meadows
Existing North Virginia Street TOD Boundary

-  City Limits
 North Virginia Street TOD Corridor

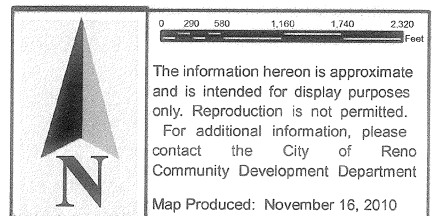
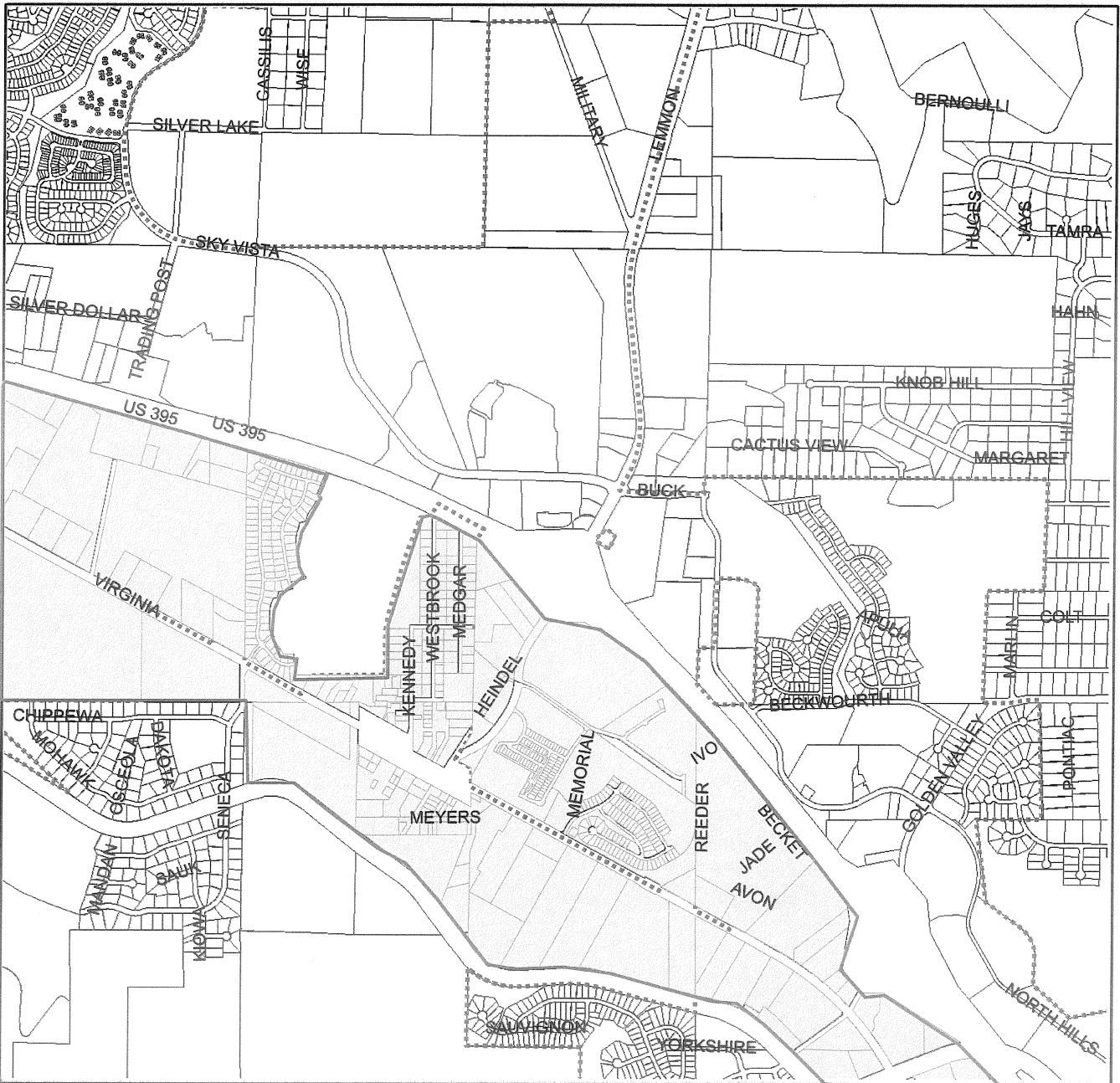


EXHIBIT C
LDC11-00019
(Amber Meadows)



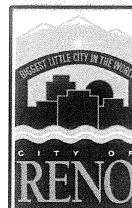
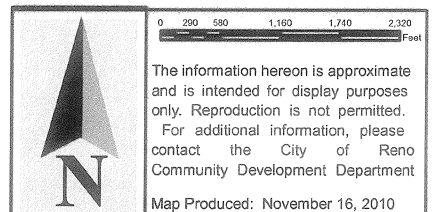
LDC11-00019 Amber Meadows Proposed North Virginia Street TOD Boundary Change



City Limits



North Virginia Street TOD Boundary



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

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From: "Freund, Adrian" <afreund@washoecounty.us> 
To: <SMorton@summitnv.com>
Cc: "Claudia Hanson" <hansonc@reno.gov>
Date: 08/12/2010 11:00 AM
Subject: FW: Amber Meadows Zone Change: APN 570-200-01

Steve:

Thanks for your courtesy e-mail and phone call regarding Amber Meadows. The County does not have a concern about the proposed master plan amendment and rezoning. I assume that the only issues will be with TMRPA as to reduction of density within the TOD Corridor.

Thanks again for letting us know.

Adrian freund, FAICP, Director

Community Development

775-328-3606

From: Steve Morton [mailto:]
Sent: Monday, August 09, 2010 2:11 PM
To: Freund, Adrian
Subject: Amber Meadows Zone Change: APN 570-200-01

Good afternoon Adrian,

I have a client who wants to re-entitle the Tentative Map for Amber Meadows within the City of Reno. It will consist of the remaining 225 Single Family lots. The Tentative Map was originally approved in January of 2006 and a final map for the first phase was recorded on January 2008 consisting of 114 lots. The property (APN 570-200-01) was zoned SF-6 in 2006 and 2008 within the Reno-Stead Corridor Joint Plan. However, the City recently overlayed the the North Virginia Street TOD Corridor on the property. In order to entitle what was previously approved, I will need to do a Master Plan Amendment and Zone Change back to SF-6, effectively taking it out of the TOD.

I had a meeting with Claudia Hanson a couple of weeks ago to discuss the issue. She informed me of the fact

EXHIBIT D
LDC11-00019
(Amber Meadows)

<http://192.168.0.12:2000/WorldClient.dll?Session=SGXILKV&View=Message&>

that Washoe County recently took this property (APN 570-200-01) out of the Reno-Stead Corridor Joint Plan since it was within the City's TOD Corridor. She felt there might be issues with Washoe County if we propose to take it back to the original SF-6 zoning designation. The current infrastructure was designed and installed for the original approved project and the existing infrastructure will not accomodate 14 du/acre without extensive infrastructure re-design.

Claudia suggested that I discuss the issue with you, and then try to set up a meeting between Washoe County and the City of Reno to make sure Washoe County understands we are requesting to take the property out of the TOD Corridor and zone it back to the original SF-6 designation. Do you see any issues with us taking the property back to SF-6 now that it is out of the Reno-Stead Corridor Joint Plan? Please let me know when we can sit down and discuss any issues since we are hoping to submit to the City of Reno as soon as possible. Thanks
Adrian

Sincerely,

Steven Morton

Planning Manager

Summit Engineering Corporation



5405 Mae Anne Avenue

Reno, NV 89523

775-747-8550

775-747-8559 fax
www.Summitnv.com

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November 1, 2010

Gregory A. Urrutia
10525 Perch Road
Caldwell, ID 83607

Subject: LDC11-00019 (Amber Meadows Master Plan Amendment)

Dear Gregory A. Urrutia,

According to the Washoe County Assessor, property you own is within 750 feet of a proposed Master Plan Amendment. On behalf of SJ & R Amber Properties, LLC, Summit Engineering Corporation would like to invite you to participate in a neighborhood meeting for a Master Plan Amendment application going before the Planning Commission on December 2, 2010. This application will not affect the Master Plan or the existing or future use of your property. The application is for the following: (1) A Master Plan Amendment from Special Planning Area/North Virginia Street Transit Oriented Development Plan to Mixed Residential on approximately 64.06 acres. The ±64.06 acre site is located approximately 1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive. The Assessor's Parcel Number is 570-200-01.

The meeting will be held at the North Valleys Regional Sports Complex's Grand Room (North Valley's Regional Park) at 8085 Silver Lake Road, Reno, Nevada 89506 on November 16, 2010 from 4:00 P.M to 6:00 P.M. If you are unable to attend, but have questions or concerns regarding the Master Plan Amendment, please feel free to contact our office at 775-747-8550.

Sincerely,
SUMMIT ENGINEERING CORPORATION

Steven Morton
Planning Manager

November 16, 2010

Sign in Sheet for Amber Meadows Master Plan Amendment Neighborhood Meeting

1. Keith D. Carthen 280 Medgar Ave
2. Jennifer Budge - Washoe County Parks
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Cheryl Ryan, AICP, Senior Planner
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2577

January 19, 2006

R & K Homes
1755 E. Plumb Lane, Suite 200
Reno, NV 89502

Subject: LDC06-00233 (Amber Meadows)
APN No. 082-112-01

Dear Sir:

At the regular meeting of the Planning Commission on January 18, 2006, the Planning Commission approved your request for: (1) a tentative map to develop a 339 lot single-family residential subdivision; and (2) a special use permit to allow fills of 10 feet or more in height. The ± 96.46 acre site is located south of US 395, north of North Virginia Street, $\pm 1,500$ feet west of the Kennedy Drive/North Virginia Street intersection in the SF6 (Single-Family Residential - 6,000 square feet) zoning district.

Your approved request is subject to the following conditions:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final maps in accordance with the time limit contained in state law or this approval shall be null and void. No more than four (4) maps shall be submitted for final recordation.
3. Potential buyers of any lot within this subdivision shall be verbally notified by the subdivision sales representative that this subdivision is adjacent to an industrial property. Also, all buyers of a lot or home within this subdivision shall be notified via title documents that an industrial zoning district abuts the subdivision's west property line. The notification shall provide information on the types of industrial uses and hours of operation allowed by the Development Code within the Industrial zoning district.
4. Prior to approval of the first final map, one additional street must be located between 650 and 800 feet north of the Poppywood Drive and Prairie Ridge Drive intersection to provide for greater connectivity of motorized vehicles within the proposed subdivision.
5. A minimum 15 foot wide public access easement shall be provided and pedestrian sidewalks having a minimum width of five (5) feet shall be installed between residential lots from the "T" intersection located on Thistle Ridge Drive to Poppywood Drive; from the "T" intersection located on Hessonite Drive to

EXHIBIT F
LDC11-00019
(Amber Meadows)

Prairie Ridge Drive; and from the cul-de-sac on Cherryvale Court to Timbervale Drive. The above required public access easements shall be landscaped to the satisfaction of the Community Development Department and installed by the developer. Fencing for residential lots abutting the easements shall consist of 4 foot opaque material with the top 2 feet open view material.

6. A minimum 20 foot wide public access easement shall be provided within the eastern drainageway for creation of a neighborhood pedestrian trail system. The trail system shall be constructed in such a manner so that it will provide safe, off-roadway access to the open space located within the project area. Detailed plans shall be submitted indicating the width, materials, and alignment of the trail which shall be to the satisfaction of the Community Development staff.
7. The rear yards of lots 1 – 25 (west perimeter lots) and lots 31 – 57 (north perimeter lots) shall not be less than 40 feet as measured from the rear exterior foundation wall of each residence to the rear property line.
8. An 8 foot tall masonry sound wall (measured from final grade) shall be constructed along the northern property line adjacent to Highway 395 for noise abatement. In addition, a 6 foot tall solid wood fence shall be constructed along the western property line to provide screening between the homes and the adjacent Industrial zoning district.
9. A minimum of two, 4 inch caliper evergreen trees shall be planted within the first 10 feet of the rear property line on every lot located along the western boundary line north of the proposed Knollwood Drive. The trees shall be installed by the developer as additional screening between the homes and the adjacent existing Industrial uses.
10. All landscaping proposed to be located in any common area, open space area/pedestrian trail system, front yard, or along any roadway shall be installed by the developer. Installation of the landscaping shall be completed prior to receiving the Certificate of Occupancy for the last 15 lots of each final map.
11. Prior to recordation of the first final map, a landscape maintenance association, homeowners association or equivalent, as approved by the City, shall be formed to provide long-term maintenance of the storm water detention area, common areas, and landscape parkways.
12. The common and open space areas shall be deed restricted to prohibit future development other than for open space or recreational purposes.
13. Prior to recordation of the first final map, the applicant shall provide verification that Fire Department requirements have been reviewed and approved by Fire staff. Fire staff may require additional components to be incorporated into any phase of the development if deemed necessary to serve the project. Significant changes to the design of the proposed project in order to implement the Fire Department requirements may necessitate additional Planning Commission review.

14. Prior to approval of the first final map, the applicant shall revise the project plans to include a 20 foot wide easement for access to the detention pond for future service and maintenance purposes.
15. Prior to approval of the first final map, the applicant shall submit and have approved, a final hydrology report for the entire project area identifying the phasing of construction and ability of downstream facilities to handle the redirected flows. To prevent adverse impacts to Swan Lake, the final design shall take into account any identified needs to retain flows for the 100-year, 3-day storm so as not to increase the FEMA regulated water surface elevation.
16. Prior to approval of the first final map, the applicant shall submit and have approved a final sanitary sewer report that identifies the connectivity to a public sanitary sewer system, together with the approved construction plans for all off-site improvements required. Said report shall, at a minimum, analyze the ultimate service area to be provided through off-site connection to a public sanitary sewer system, inclusive of any increased sizing required, and shall provide evidence that all required easements have been obtained for construction and maintenance access.
17. The residential lot identified on the Tentative Map dated December 6, 2005 as lot #1 shall be modified to show the driveway access from Poppywood Drive rather than from Prairie Ridge Drive, which is the main access to the subdivision from North Virginia Street.
18. Prior to approval of the first final map, the applicant shall incorporate the recommended improvements, as referenced within the Traffic Study completed by Solaegui Engineers, Ltd., into the final construction plans.
19. The applicant shall submit improvement plans for Doubleback Road and shall demonstrate the right to use said roads for access, prior to approval of the first final map.
20. Prior to the issuance of any permit, the applicant shall submit and have approval of the construction staging and access plan for this development project.
21. Prior to the issuance of any permit, the applicant shall provide a blanket easement over all open drainage channels and detention ponds to Washoe County District Health Department for inspection and treatment activities, including avigation. Either paved vehicle access or walking path shall be constructed prior to issuance of a certificate of occupancy.
22. Landscaping improvements shall not block access to the open drainage channel for maintenance vehicles, which includes the need to spray for weed control.
23. Prior to the issuance of any permit, the applicant shall have an encroachment permit from N.D.O.T. for any facility encroaching upon the state right-of-way and for any drainage disposal on the state right-of-way.
24. A "will serve" letter will need to be obtained from Waste Management/Disposal Services.

25. "Will serve" letters will also need to be obtained from the future water and sewer purveyors and shall be submitted to the City prior to recordation of the first final map.
26. To provide access to transit service, the applicant shall dedicate right-of-way and construct a concrete pad located adjacent to the project site, together with a 5 foot wide sidewalk connecting any bus stop directly to the internal pedestrian circulation system within the project area.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. Appeals may be filed by any person who is aggrieved by the decision. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



Cheryl Ryan, AICP, Senior Planner
Community Development Department

LDC06-00233 (Amber Meadows) - QK-CAW

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Lynette Jones, City Clerk
Chris Robinson, P.E., Senior Civil Engineer
Chris Mumm, Washoe County Tax Assessor
Tonia Meyers, Management Assistant